



Planning Commission Agenda January 21, 2022

5PM Work Session and 5:45 Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

Please adhere to COVID safety guidelines and social distancing.

CALL TO ORDER

1.) Roll Call

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – December 21, 2021

NEW BUSINESS

Certificates to Consolidate (2)

3.) **Resolution.** Request of Bill W. Adams (Will Adams) for approval of Farmview Subdivision a **Certificate to Consolidate** Lots 4 & 5 +/- 0.87 acres located at 1819 Brownsferry RD., Athens, AL, zoned: R-1-1: Low Density Single Family Residential District.

Resolution.

4.) **Resolution.** Request of Belinda Maples & Tracy L. Ingle for approval of **Certificate to Consolidate** Tract A (3.71) + Tract B (3.49) +/- 7.2 acres located on the east side of South Jefferson ST between NAPA Auto Parts & MAC's Sport's Bar & Steakhouse, zoned: B2: General Business District.

Resolution.

Minor & Major Subdivisions & Minor Plat (6)

5.) **Resolution.** Request of Forestar (USA) Real Estate Group Inc. for **Final Approval** of The Links at Canebrake, Phase 3A, +/- 18.81 acres into 54 lots & 3 common areas located off Lindsay Lane & Chancery Lane, zoned: C-PUD (Conventional Planned Unit Development).

Resolution.

6.) **Public Hearing.** Request of Maund Family, LLC for **Final Approval** of Wauchula Farms Subdivision Addition, a major subdivision of +/- 39.95 acres into 10 lots, situated along Wauchula Private Drive off of US HWY 31, zoned: EST: Estate Residential and Agricultural Zoning District.

Resolution.

7.) **Public Hearing.** Request of Lennar Homes of Alabama, LLC for **Final Approval** of Browns Crossing West, Phase 2, a major subdivision of +/- 17.03 acres into 70 lots, located on the North side of US HWY 72 & Constello DR., zoned: R-1-3: High Density Single Family Residential Zoning District.



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Resolution.

8.) **Public Hearing.** Request of the City of Athens, Alabama for approval of a **Minor Subdivision** of North Elm Industrial Park Subdivision (Phase 2) +/- 108.8 acres into 4 lots, located off Airport Road and Wilkinson Street, zoned: M2: General Industrial Zoning District.

Resolution.

9.) **Public Hearing.** Request of Winter Homes Investment Properties, LLC for **Preliminary Approval** of Shadow Creek Subdivision, a major subdivision of +/- 15.3 acres into 41 lots, located at Piney Creek Drive and Shadow Creek Drive, zoned: C-PUD: Conventional Planned Unit Development.

Resolution.

10.) **Public Hearing.** Request of James Lee & Cheryl Smith for **Preliminary Approval** of Smith Property, a major subdivision of +/- 14.28 acres into 33 lots, located off W Hobbs St., zoned: R-1-2: Medium Density Single Family Residential Zoning District.

Resolution.

Rezone (1)

11.) **Public Hearing.** Consider for recommendation to the City Council the request of Dilitina Development Corporation (Lakewood) to **rezone** +/- 88.29 acres, located at US HWY 31 South and Hatfield Lake RD. from R-1-1 (Low Density Single Family Residential Zoning District) to R-1-2 (Medium Density Single Family Residential Zoning District). No additional lots are proposed.

Resolution.

De-Annexation (1)

12.) **Public Hearing.** Consider for recommendation to the City Council the request of Andrew DuBois, County Housing (1/2 interest) and Jackie DuBois (1/2 interest) to **de-annex** +/- 8.85 acres of property located on Mooresville Road near Newby Road (Parcel #: 0909310000007.000), zoned: R-1-1 (Low Density Single Family Residential Zoning District).

Resolution.